



# River Run

## Preliminary Plat

Application PL-19-0066

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*Planning Commission Meeting*

*September 19, 2019*

Avondale

# Purpose

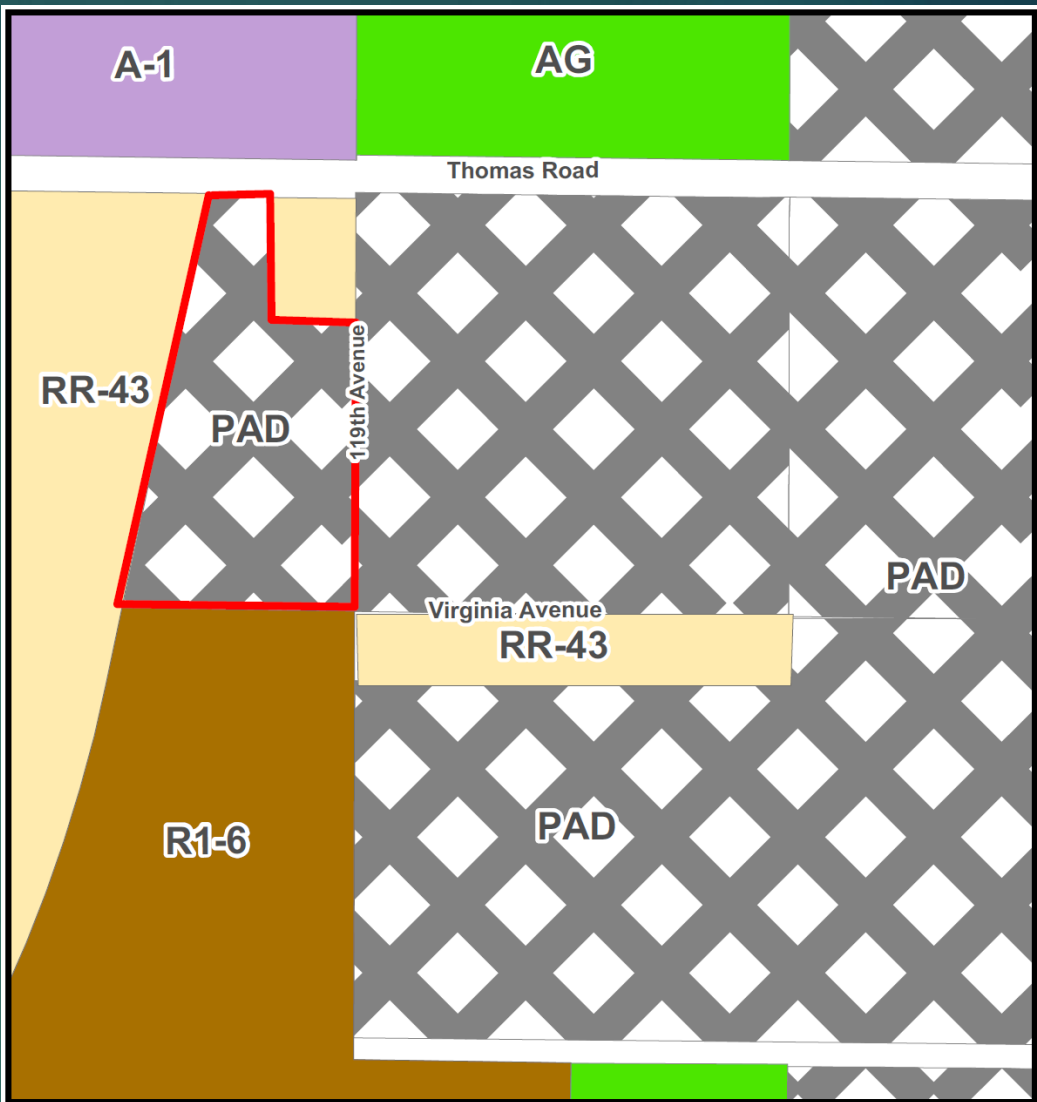
- ▶ Review the Preliminary Plat for the proposed 103-lot River Run community and forward a recommendation to the City Council



Aerial Vicinity Map



Subject Property



Zoning Vicinity Map

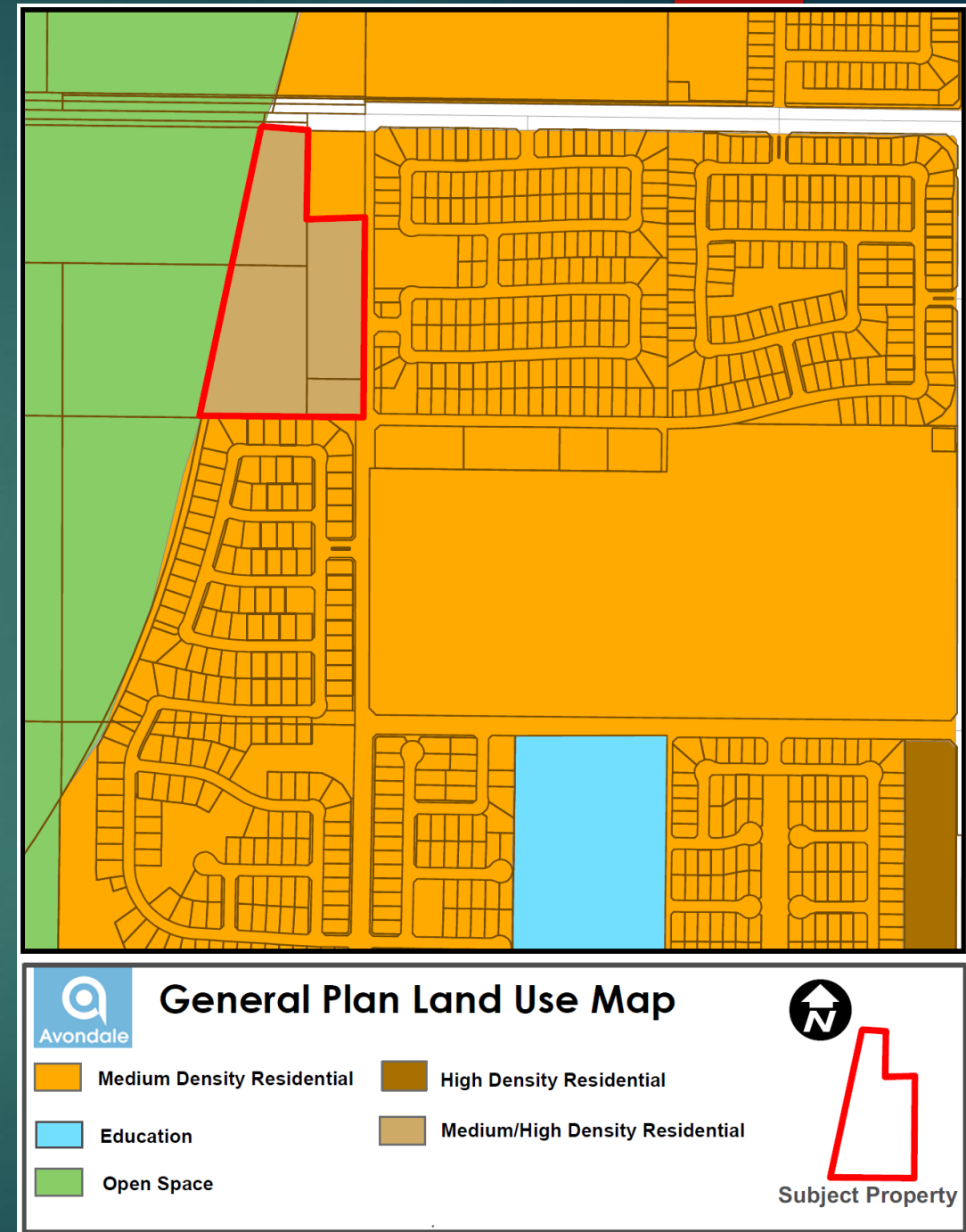


Subject Property



# Background

- ▶ +/- 14.5 acres
- ▶ Annexed June 2018
- ▶ Medium High Density Residential General Plan Land Use
- ▶ Zoned PAD (Planned Area Development) June 2018 for alley-loaded single-family residential





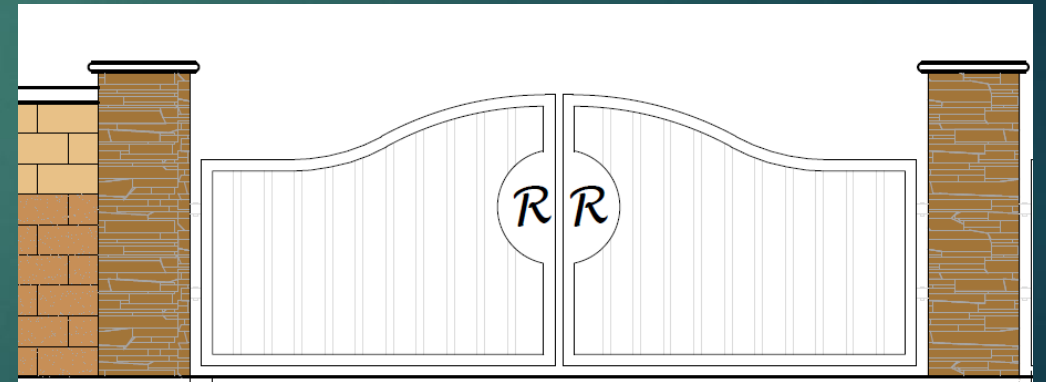
# Preliminary Plat

- ▶ Gated community
- ▶ 103 lots; minimum 30' x 80' (2,400 S.F.)
- ▶ Alley-loaded
- ▶ Private streets
- ▶ Access from 119<sup>th</sup> Avenue
  - ▶ Emergency-only access from Thomas Road
- ▶ 5.33 acres of usable open space (37.5 percent)
  - ▶ Community pool
  - ▶ Tot lot with play equipment and ramada
  - ▶ Basketball court
  - ▶ Agua Fria River Levee Trail



# Analysis

- ▶ In conformance with the River Run PAD
- ▶ In conformance with the Zoning Ordinance, Subdivision Regulations, and Single-Family Residential Design Manual
- ▶ Open space exceeds minimum requirement
- ▶ Unique design
- ▶ Developer to construct all required improvements



# Staff Recommendation

**Approval of Application PL-19-0066**

River Run Preliminary Plat

Subject to four (4) recommended conditions